

AGENDA
PLANNING AND ZONING COMMISSION
222 St. Louis Street, Room 348
Monday, March 16, 2020
5:00 PM

ROLL CALL

APPROVAL OF MINUTES

1. **February 17, 2020**
[February 17, 2020](#)

COMPREHENSIVE PLAN UPDATE

RULES FOR CONDUCTING PUBLIC HEARINGS

Applicant and applicant representatives for the proposal will speak first for a period not to exceed 15 minutes.

Those members of the public desiring to speak on a particular item should refer to a meeting agenda and fill out a request to speak form indicating which item they wish to speak on and place it in the designated location prior to the meeting. Once the item is announced, each person's name who has filled out a form will be called on to speak. Proponents will speak, then the opponents. Each speaker will not be allowed more than three minutes. The speakers are requested to limit their remarks and to avoid duplication in their presentations.

Applicant will be allowed a total period of five minutes for rebuttal.

Items placed on the Consent Agenda by the Planning Commission Staff will not have time allocated for speaking, unless there is a member of the public present at the meeting who wishes to speak on the item.

CONSENT AGENDA

Items with no outstanding issues that do not require Plan Amendments or Text Amendments. Items may be approved with a single motion without a public hearing, unless removed from the consent agenda and placed in the regular agenda order.

CONSENT - ITEMS FOR WITHDRAWAL

CONSENT - ITEMS FOR DEFERRAL

2, 3, 17

CONSENT - ITEMS FOR APPROVAL

REGULAR AGENDA

Items will require approval by the Metropolitan Council unless otherwise noted.

THESE ITEMS WILL REQUIRE APPROVAL BY COUNCIL

2. **CONSENT FOR DEFERRAL PA-4-20 2630-2730 UND Harding Boulevard**
To amend the Comprehensive Land Use Plan from Residential Neighborhood to Compact Neighborhood on property located on the south side of Harding Boulevard and west of Interstate 110 on Lot A, First Filing, Section 2 of Southern Heights Subdivision. Section 50, T6S, R1W, GLD, EBRP, LA (Council District 2 - Banks)
Related to ISPUD-1-20

Deferred to April 20 by the Planning Director

[Application](#)

3. **CONSENT FOR DEFERRAL ISPUD-1-20 Harding Boulevard**
 Proposed medium density residential development, on property located on the south side of Harding Boulevard and west of Interstate 110 on Lot A, First Filing, Section 2 of Southern Heights Subdivision. Section 50, T6S, R1W, GLD, EBRP, LA (Council District 2 - Banks)
Related to PA-3-20

Deferred to April 20 by the Planning Director

[Application](#)
4. **PA-5-20 2070 South Acadian Thruway**
 To amend the Comprehensive Land Use Plan from Institutional to Office on property located on the west side of South Acadian Thruway and north of Interstate 10, on Lots 5-A, 5-B, 5-C and 5-D of Hundred Oaks Park. Section 96, T7S, R1E, GLD, EBRP, LA (Council District 7 - Cole)
PLANNING STAFF FINDINGS: Recommend approval, based upon examination of the area at a further level of detail
Related to Case 8-20
[Application](#) [Staff Report](#)
5. **Case 8-20 2070 South Acadian Thruway**
 To rezone from Single Family Residential (A1) to General Office Low Rise (GOL) on property located on the west side of S Acadian Thruway, north of the Interstate 10, on Lots 5-A, 5-B, 5-C and 5-D, Hundred Oaks Park Subdivision. Section 96, T7S, R1E, GLD, EBRP, LA (Council District 7 - Cole)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, if the companion Plan Amendment is approved, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
Related to PA-5-20
[Application](#) [Staff Report](#)
6. **TA-1-20 Chapter 4, Site Plans and Plats**
 Proposed amendment that relocates and updates language relative to utility requirements in subdivisions currently in Chapter 14, Utilities, to Chapter 4, Site Plans and Plats.
PLANNING STAFF FINDINGS: Approval is recommended, based on consistency with the comprehensive plan and the need to create a more user friendly UDC
[Staff Report](#)
7. **TA-2-20 Chapter 14, Utilities**
 Proposed amendment that reorganizes and updates the provisions of Chapter 14, deleting language being moved to Chapter 3 4, Site Plans and Plats, and 19, Definitions.
PLANNING STAFF FINDINGS: Approval is recommended, based on consistency with the comprehensive plan and the need to create a more user friendly UDC
[Staff Report](#)
8. **TA-3-20 Chapter 19, Definitions**
 Proposed amendment that relocates definitions currently in Chapter 14, Utilities, to Chapter 19, Definitions.
PLANNING STAFF FINDINGS: Approval is recommended, based on consistency with the comprehensive plan and the need to create a more user friendly UDC
[Staff Report](#)

9. **Case 9-20 16044 Tiger Bend Road and 6969 Antioch Road**
To rezone from Rural to General Office Low Rise (GOL) on property located on the southeast corner of Tiger Bend Road and Antioch Road, to the east of Sugar Springs Drive, on Lots 48-A-1-A and 48-B-1, Woodlawn Terrace Subdivision. Section 61, T7S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request will eliminate the existing non-conformity thus meeting the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
[Application](#) [Staff Report](#)
10. **Case 11-20 13200-13300 UND Airline Highway**
To rezone from Planned Unit Development (PUD) to Heavy Commercial (HC1) on property located on the east side of Airline Highway, south of Stumberg Lane, on Tract X-1-D-2, Eola McCall Anderson Tract. Section 5, T8S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
[Application](#) [Staff Report](#)
11. **Case 12-20 2678 Government Street**
To rezone from Light Commercial (C1) to Commercial Alcoholic Beverage (Bar and Lounges)(C-AB-2) on property located on the south side of Government Street, west of S Eugene Street, on Lots 2 and a portion of Lot 1, Mc Grath Heights Subdivision. Section 74, T7S, R1W, GLD, EBRP, LA (Council District 7 - Cole)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request is consistent with the Comprehensive Plan, and compatible with surrounding uses; although the request does not conform to the Unified Development Code requirements, it will not increase the extent of the nonconformity
[Application](#) [Staff Report](#)
12. **PUD-4-08 Woman's Hospital Addition**
Revising boundaries to an existing PUD, on property located on the east side of Airline Highway (Hwy 61) and east of Pecue Lane. Section 32, T7S, and Sections 5, and 49, T8S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request is consistent with the Concept Plan and consistent with the minimum requirements of the Unified Development Code being consistent with the comprehensive plan for Planning Commission consideration
[Application](#) [Staff Report](#) [Plans](#)
13. **ISPUD-2-20 River House Lofts**
Proposed high density multi-family residential development within an existing building located south of Oklahoma Street and west of Nicholson Drive on Lot RH-1-C-1 of the Magnolia Plantation property. Section 51, T7S, R1W, GLD, EBRP, LA (Council District 10 - Wicker)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum criteria for a change in zoning being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
[Application](#) [Staff Report](#) [Plans](#)
14. **RV-3-20 Bourgeois Street and West Airline Service Road**
Revocation of a 40 foot right-of-way and a portion of a highway frontage road, located north of Mason Avenue and east of Casper Street (Council District 5 - Green)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the Unified Development Code for Planning Commission consideration
[Application](#) [Staff Report](#)

- 15. **SNC-1-20 Henry Adams Road to Burrow Road**
 A proposed street name change for Henry Adams Road, located southeast of the intersection of Highland Road and Delgado Drive (Council District 12 - Racca)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration
[Application](#) [Staff Report](#)

THESE ITEMS REQUIRE ONLY PLANNING COMMISSION APPROVAL AND WILL NOT GO ON TO COUNCIL FOR ACTION

- 16. **CUP-2-20 Parkview Baptist**
 Proposed expansion of existing building on property located east of Airline Highway and north of Jefferson Highway on Tract S-1. Section 58, T7S, R2E, GLD, EBRP, LA (Council District 8 - Amoroso)
PLANNING STAFF FINDINGS: Staff certifies the proposed request meets the minimum criteria for a Conditional Use Permit, consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to being UDC requirements
[Application](#) [Staff Report](#) [Plans](#)

- 17. **CONSENT FOR DEFERRAL S-14-19 Foster Creek**
 Proposed major low density single family residential subdivision located north of Port Hudson-Plains Road and east of Samuels Road, on the F. Stevenson and B. Stevenson Tracts. Section 65, T4S, R1W, GLD, EBRP, LA (Council District 1 - Welch)
Related to PA-16-19

Deferred to April 20 by the Planning Director
[Application](#)

- 18. **S-15-19 Arbordale (formerly Highland Bayou)**
 Proposed major low density single family residential subdivision located south of Highland Road and west of Bluebonnet Boulevard, on Lots 2, 3, and 4 of the Highland Estates Subdivision (Council District 12 - Racca)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration
[Application](#) [Staff Report](#)

- 19. **S-1-20 Hyacinth Townhomes**
 Proposed medium density townhouse residential subdivision located south of Hyacinth Avenue and west of Arcadia Drive, on Tract A-1-A, and Lots 1-A thru 16-A of the Hyacinth Townhomes Subdivision (Council District 12 - Racca)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration
[Application](#) [Staff Report](#)

- 20. **SS-1-20 Capital Heights (Flag Lot Subdivision)**
 Proposed flag lot subdivision located east of Wiltz Drive and south of Government Street, on Lots 6 and 7 of the Capital Heights Subdivision, Block 8 (Council District 7 - Cole)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration
[Application](#) [Staff Report](#)

- 21. **Request by Councilmember Banks to initiate downzoning of Industrial property located at 2829 Lt. General Ben Davis Jr. Avenue.**
[Map](#) [Aerial Map](#)

- 22. **Creation of a working group to discuss the process for selecting a permanent Planning Director. This item may be discussed in executive session.**

COMMUNICATIONS

DIRECTOR'S COMMENTS

COMMISSIONERS' COMMENTS

ADJOURN